148.0	0004	0006.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 939,600 / 939,600
					USE VALUE: 939,600 / 939,600
					ASSESSED: 939,600 / 939,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9	-11	ROBBINS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MILLER CAROL ETAL/ TRUSTEES
Owner 2:	FRANCES C MILLER REVOCABLE
Owner 3:	TRUST
Street 1:	9 ROBBINS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MILLER FRANCES C -
Owner 2:	-
Street 1:	9 ROBBINS RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,880 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2555 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7880.000	476,000	4,100	459,500	939,600
Total Card	0.181	476,000	4,100	459,500	939,600
Total Parcel	0.181	476,000	4,100	459,500	939,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 367.71 | /Parcel: 367.7

Legal Description

User Acct 97415

GIS Ref

GIS Ref

Insp Date 02/24/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 148.0-0004-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	476,100	4100	7,880.	459,500	939,700	939,700	Year End Roll	12/18/2019
2019	104	FV	370,700	4100	7,880.	459,500	834,300	834,300	Year End Roll	1/3/2019
2018	104	FV	370,700	4100	7,880.	407,000	781,800	781,800	Year End Roll	12/20/2017
2017	104	FV	347,800	4100	7,880.	341,300	693,200	693,200	Year End Roll	1/3/2017
2016	104	FV	347,800	4100	7,880.	341,300	693,200	693,200	Year End	1/4/2016
2015	104	FV	310,200	4100	7,880.	295,400	609,700	609,700	Year End Roll	12/11/2014
2014	104	FV	310,200	4100	7,880.	285,500	599,800	599,800	Year End Roll	12/16/2013
2013	104	FV	322,700	4100	7,880.	271,700	598,500	598,500		12/13/2012

!11571!

PRINT

Date	Time
12/11/20	01:43:36

LAST REV

Date	Time
03/30/20	08:39:58
danam	
11571	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MILLER FRANCES	71534-554	1	8/28/2018	Convenience	1	No	No		
MC GINTY ALICE	58763-303		3/27/2012	Convenience	1	No	No		
	9804-486		7/1/1979		79,900	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/4/2020	201	New Wind	1,700	C				
10/15/2008	1294	New Wind	1,691					replace 2 windows
7/5/1994	322	Manual	21,443					SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
2/24/2018	MEAS&NOTICE	HS	Hanne S
12/19/2008	Measured	372	PATRIOT
12/17/1999	Inspected	263	PATRIOT
12/1/1999	Measured	263	PATRIOT
7/12/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	97415
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7880		Sq. Ft.	Site		0	70.	0.83	8									459,483						459,500	

Total AC/HA: 0.18090 | Total SF/SM: 7880 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 459,483 | Spl Credit | Total: 459,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.08859646
Const Adj.:	0.97029907
Adj $ / SQ:	179.565
Other Features:	116500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	646695
Depreciation:	170727
Depreciated Total:	475967

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 12 | BRs: 4 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	2	1
Totals			
2	12	4	

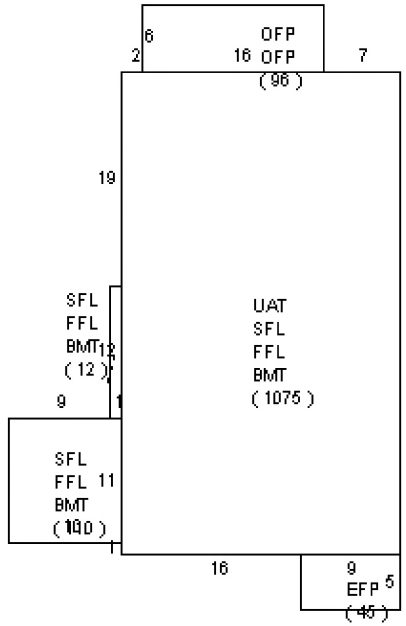
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	179.56
Special Features:	0	Val/Su Net:	116.18
Final Total:	476000	Val/Su SzAd	198.83

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,197	53.870	64,482
FFL	First Floor	1,197	179.560	214,939
SFL	Second Floor	1,197	179.560	214,939
UAT	Upper Attic	269	104.150	27,990
OFP	Open Porch	192	24.350	4,675
EFP	Enclos Porch	45	70.440	3,170

Net Sketched Area: 4,097 | Total: 530,195

Size Ad 2394 | Gross Are 4903 | FinArea 2555

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	60	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

148.0-0004-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	FR	1923	21.58	T	50	104			4,100			4,100

More: N | Total Yard Items: 4,100 | Total Special Featues: | Total: 4,100